

AKERMAN LLP

1635 VILLAGE CENTER CIR., SUITE 200
LAS VEGAS, NEVADA 89134
TEL.: (702) 634-5000 – FAX: (702) 380-8572

ARIEL E. STERN, ESQ.
Nevada Bar No. 8276
SCOTT R. LACHMAN ESQ.
Nevada Bar No. 12015
AKERMAN LLP
1635 Village Center Circle, Suite 200
Las Vegas, NV 89134
Telephone: (702) 634-5000
Facsimile: (702) 380-8572
Email: ariel.stern@akerman.com
Email: scott.lachman@akerman.com

*Attorneys for plaintiff and counter-defendant
Bank of America, N.A., as sucessor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

BANK OF AMERICA, N.A., as successor by
merger to BAC HOME LOANS SERVICING, LP
f/k/a COUNTRYWIDE HOME LOANS
SERVICING, LP

Plaintiff,

v.

SOUTHERN HIGHLANDS COMMUNITY
ASSOCIATION; SFR INVESTMENTS POOL 1,
LLC; and ALESSI & KOENIG, LLC;

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Counter/Cross Claimant,

v.

BANK OF AMERICA, N.A., as successor by
merger to BAC HOME LOANS SERVICING, LP
f/k/a COUNTRYWIDE HOME LOANS
SERVICING, LP; and ALEJANDRO FRAGOSO,
an individual,

Counter/Cross Defendants.

Case No.: 2:16-cv-00316-RFB-DJA

**STIPULATION AND ORDER OF
DISMISSAL OF BANK OF AMERICA,
N.A.'S CLAIMS AND SFR INVESTMENTS
POOL 1, LLC'S COUNTERCLAIMS AND
TO RELEASE LIS PENDENS**

1 Plaintiff and counter-defendant Bank of America, N.A., as successor by merger to BAC Home
 2 Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP (**BANA**), defendant Southern
 3 Highlands Community Association and defendant, counterclaimant and cross-claimant SFR
 4 Investments Pool 1, LLC (**SFR**) stipulate to dismiss, with prejudice, (1) BANA's claims against all
 5 defendants and (2) SFR's counterclaims against BANA, each party to bear its own attorneys' fees and
 6 costs. This stipulation leaves SFR's cross-claim against cross-defendant Alejandro Fragoso as the only
 7 remaining claim in this case, which is subject to a pending unopposed motion for default judgment
 8 [ECF No. 91].

9 BANA and SFR further stipulate the lis pendens recorded with the Clark County Recorder on
 10 February 18, 2016, as Instrument No. 20160218-0001074, in relation to this action is release. The
 11 release affects title to the real property legally described as:

12 **PARCEL ONE:**

13 LOT 50 IN BLOCK 1 OF PARCEL 237 AT SOUTHERN HIGHLANDS, AS SHOWN
 14 BY MAP THEREOF ON FILE IN BOOK 108 OF PLATS, PAGE 60 IN THE OFFICE
 15 OF THE COUNTY RECORDED OF CLARK COUNTY, NEVADA AND AS
 16 AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED
 17 MAY 15, 2003 IN BOOK 20030515 AS INSTRUMENT NO. 1362, IN THE OFFICE
 18 OF THE COUNTY RECORDED, CLARK COUNTY, NEVADA.

19 **PARCEL TWO:**

20 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND USE AND
 21 ENJOYMENT AND PUBLIC UTILITIES ON, OVER AND ACROSS THE
 22 PRIVATE STREETS AND COMMON AREAS ON THE MAP REFERENCED
 23 HEREINABOVE, WHICH EASEMENT IS APPURTENANT TO PARCEL ONE,
 24
 25
 26
 27
 28

///

///

///

///

///

///

///

///

///

and more particularly described in the official records of Clark County as A.P.N. 177-31-815-050.

DATED this 7th day of December, 2020.

AKERMAN LLP

KIM GILBERT EBRON

/s/ Scott R. Lachman

/s/ Diana S. Ebron

ARIEL E. STERN, ESQ.

DIANA S. EBRON, ESQ.

Nevada Bar No. 8215

Nevada Bar No. 10580

SCOTT R. LACHMAN, ESQ.

JACQUELINE A. GILBERT, ESQ.

Nevada Bar No. 12015

Nevada Bar No. 10593

1635 Village Center Circle, Suite 200

KAREN L. HANKS, ESQ.

Las Vegas, Nevada 89134

Nevada Bar No. 9578

7625 Dean Martin Drive, Suite 110

Attorneys for plaintiff and counter-defendant

Las Vegas, Nevada 89139

Bank of America, N.A., as successor by merger

to BAC Home Loans Servicing, LP f/k/a

Attorneys for defendant, counterclaimant and

Countrywide Home Loans Servicing, LP

cross-claimant SFR Investments Pool 1, LLC

**WOLF, RIFKIN, SHAPIRO, SCHULMAN &
RABKIN LLP**

/s/ Gregory P. Kerr

GREGORY P. KERR, ESQ.

Nevada Bar No. 10383

JORDAN J. BUTLER, ESQ.

Nevada Bar No. 10531

DOUGLAS M. COHEN, ESQ.

Nevada Bar No. 1214

3556 E. Russell Road, Second Floor

Las Vegas, Nevada 89120

Attorneys for defendant Southern Highlands

Community Association

IT IS SO ORDERED:



RICHARD F. BOULWARE, II
United States District Judge

DATED this 8th day of December, 2020.

AKERMAN LLP
1635 VILLAGE CENTER CIR., SUITE 200
LAS VEGAS, NEVADA 89134
TEL.: (702) 634-5000 – FAX: (702) 380-8572